

ZONING AND ADJUSTMENT BOARD

May 1, 2006

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, May 1, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Dossie Singleton, Dale Nichols, Marge Thies, Ron Berry, Todd Brown, and Frank Szczepanski. Richard Cole Jr., Rusty Mask, James Sutton, Frank Topping, and Evan Merritt were absent. Meredith Kirste- Zoning and Adjustment Board Attorney, and Sandy Cassels – Secretary, were present. Roberta Rogers – Director of Planning & Development was absent.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Berry made a motion to approve the minutes from the April 17, 2006, meeting. Mr. Nichols seconded the motion with the correction of Case # R2006-0026 last line change of “Mr. Story seconded the motion to Mr. Nichols seconded the motion”. The motion to approve the minutes with the correction was carried.

T2006-0014

City of Wildwood

Bret Zigler, representative for the applicant, was present and requesting a renewal of a Temporary Use Permit for security purposes for the City of Wildwood water treatment plant. There were five (5) notices sent. Of the five (5) notices sent, one (1) was received in favor and none were received in objection. There were no objections from the audience.

Mr. Nichols made a motion to approve the Renewal of a Temporary Use Permit for two (2) years for security purposes. Mr. Brown seconded the motion and the motion carried.

T2006-0015

David & Cynthia Kingry

David Kingry, applicant, was present and requesting a renewal of a Temporary Use Permit for one (1) year while a permanent residence is being constructed. There were seven (7) notices sent. Of the seven (7) notices sent, one (1) was received in favor and none were received in objection. There were no objections from the audience. Mr. Nichols asked Mr. Kingry if a one (1) year renewal would be enough time. Mr. Kingry stated he should be finished by July or August of this year.

Mr. Nichols made a motion to approve the Renewal of a Temporary Use Permit for one (1) year while a permanent residence is being constructed. Mr. Szczepanski seconded the motion and the motion carried.

T2006-0016

Debra Burns

Mr. Story read a letter into the record from Ms. Burns requesting her case be tabled until the June 6, 2006 Zoning and Adjustment Board meeting.

Mr. Brown made a motion to table this request until the June 6, 2006 ZAB meeting. Mr. Nichols seconded the motion and the motion carried.

R2006-0029

Raymond & Connie Leimbach

Raymond Leimbach, applicant, was present and requesting a rezoning of 6.8 acres MOL from RR5 to RR1C in order to complete two (2) lineal transfers. There were six (6) notices sent. Of the six (6) notices sent, twenty-five (25) were returned in objection and none were received in favor. Mrs. Cassels read the letters of objection into the record. There were objections from the audience. Mr. Lou Albertson audience member expressed his concerns about the property having two (2) acres of wetlands, which would leave Mr. Leimbach only 4.8 acres MOL of useable land. Mr. Leimbach explained he had the property surveyed prior to having the deeds prepared and there is enough land for him to complete the lineal transfer. Mr.

Nichols asked Mr. Leimbach if he would have to bring fill in to construct homes. Mr. Leimbach stated no fill would be required. Ms. Thies explained the Southwest Florida Water Management District (SWFWMD) would require permits to build on any jurisdictional wetlands. Mr. Brown asked Mr. Leimbach if his children were planning on constructing site built homes. Mr. Leimbach stated their plans at the present time are to construct site built homes. Mr. Albertson stated he believes there are three (3) septic tanks on this parcel at the present time and this would add two (2) more. Mr. Leimbach explained when he built his home, Environmental Health required him to abandon and destroy the two (2) existing septic tanks that would not be in use. Mr. Berry asked if the board could deny a lineal transfer request. Mr. Story stated the Zoning and Adjustment Board has in the past denied rezonings for lineal transfers, but this request meets the criteria for a lineal transfer.

Mr. Nichols made the motion to recommend approval to rezone 6.8 acres MOL from RR5 to RR1C to complete two lineal transfers. Mr. Berry seconded the motion and the motion carried.

R2006-0030

Georgia Ann Elkins

Georgia Ann Elkins, applicant, was present and requesting a rezoning of 5 acres MOL from A5 to RR1C & RR1 to complete a lineal transfer. There were seven (7) notices sent. Of the seven (7) notices sent, none were returned in objection or in favor. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval to rezone 5 acres MOL from A5 to RR1C & RR1 to complete a lineal transfer. Ms. Thies seconded the motion and the motion carried.

R2006-0031

Kenneth & Tamre Thompson

Kenneth Thompson, applicant, was present and requesting a rezoning of 7.77 acres MOL from A5 to RR1C to complete a lineal transfer. There were six (6) notices sent. Of the six (6) notices sent, one was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked Mr. Thompson if this lineal transfer was for his son. Mr. Thompson stated it was.

Mr. Nichols made the motion to recommend approval to rezone 7.77 acres MOL from A5 to RR1C to complete a lineal transfer. Mr. Berry seconded the motion and the motion carried.

R2006-0032

Wade Wadyka

Wade Wadyka, applicant, was present and requesting a rezoning of 5.43 acres MOL from A5 to RR1C to bring the property into compliance with the Future Land Use Map. There were twelve (12) notices sent. Of the twelve (12) notices sent, two were returned in objection and none were returned in favor. Mrs. Cassels read the letters of objection into the record. There was one objection from the audience. Mr. W.T. Andes stated he doesn't believe this property should be able to be divided since it floods and more building would cause additional flooding in the area. Mr. Nichols asked Mr. Wadyka if he resides on the property at the present time. Mr. Wadyka stated he is presently living on the property.

Mr. Nichols made the motion to recommend approval to rezone 5.43 acres MOL from A5 to RR1C to bring the property into compliance with the Future Land Use Map. Mr. Berry seconded the motion and the motion carried.

R2006-0033

Paula Ramphal & Virjannad Satram

Mr. Berry made a motion to table this application until the May 15, 2006, Zoning and Adjustment Board Meeting. Ms. Thies seconded the motion and the motion carried.

Mr. Berry made a motion to adjourn the meeting at 7:20 pm. Mr. Singleton seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board